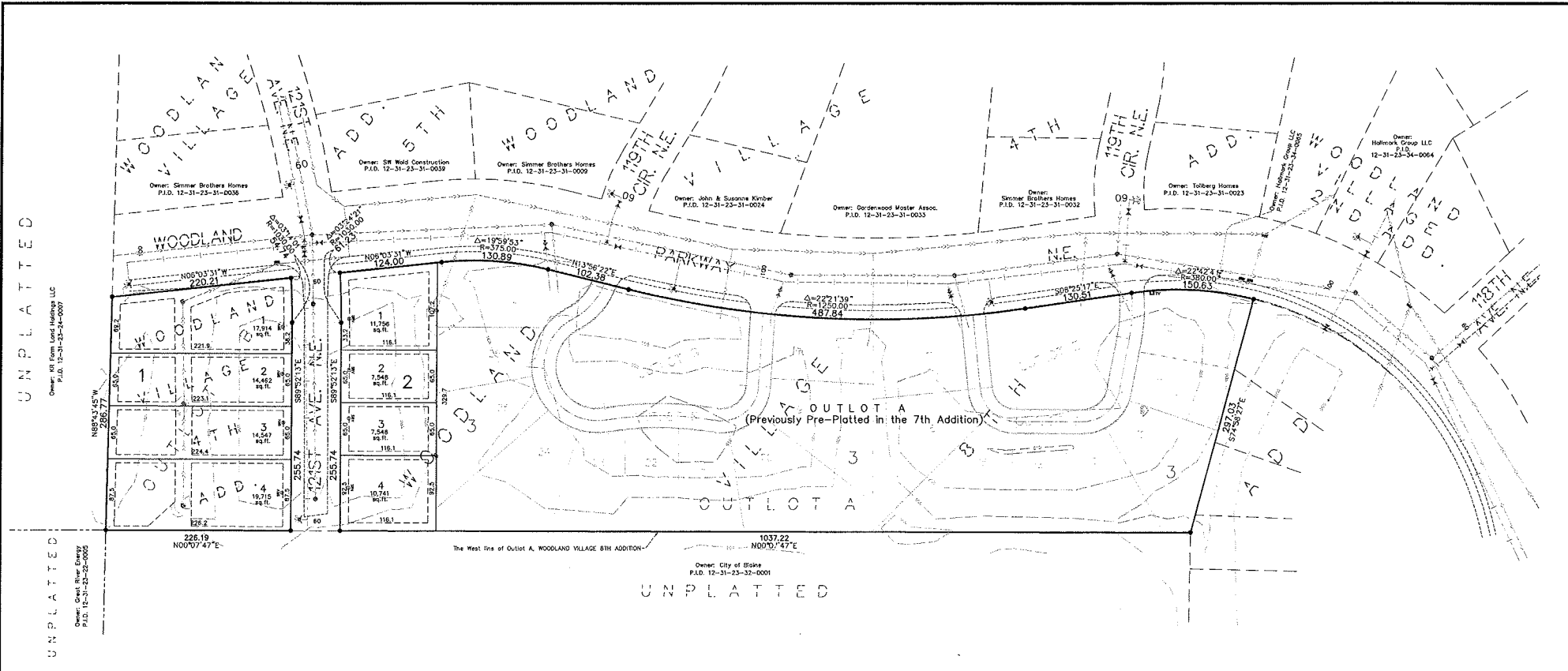


Case File No. 15-0013

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180





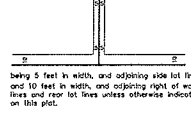
UNPLATTED

UNPLATTED

BENCHMARKS	
1. TOP NUT OF HYDRANT ON WEST SIDE OF WOODLAND PARKWAY, NE, APPROX. 100' NORTH OF SOUTH LEG TO 115TH CIR. NE	ELEVATION: 910.02 (NAVD 29)
2. TOP NUT OF HYDRANT NE QUADRANT OF WOODLAND PARKWAY N.E. AND 121ST AVE. NE.	ELEVATION: 909.17 (NAVD 29)

- Denotes found iron monument
- Denotes monument to be set by the platting surveyor.

PROPOSED DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(NOT TO SCALE)



LEGAL DESCRIPTION

Outlot B, WOODLAND VILLAGE 4TH ADDITION, Anoka County, Minnesota.
AND
Outlot A, WOODLAND VILLAGE 8TH ADDITION, Anoka County, Minnesota.

NOTES

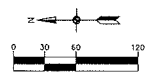
2) Updated title work has not been received for the property described above.

SITE DATA

TOTAL AREA	8.73 AC.
TOTAL OUTLOT AREA	6.34 AC.
(Previously Pre-Platted in the 7th Addition)	
TOTAL LOT AREA	2.39 AC.
TOTAL NUMBER LOTS	8
LARGEST LOT	19,715 S.F.
SMALLEST LOT	7,548 S.F.
AVERAGE LOT	13,029 S.F.
NET DENSITY	3.35 LOTS/AC.
* Net Density Calculations do not include Outlot A of this plot *	
EXISTING ZONING	DF
PROPOSED ZONING	DF
UTILITIES	AVAILABLE

LEGEND

- Denotes Found Iron Pipe
- Denotes Set Iron Pipe, Marked with RLS 40351
- B Denotes Television Box
- ⊗ Denotes Fire Hydrant
- ⊠ Denotes Gate Valve
- ⊞ Denotes Electric Box
- ⊡ Denotes Catch Basin
- ⊚ Denotes Telephone Box
- ⊟ Denotes Service
- ⊣ Denotes Monitoring Well
- Denotes Watermain
- Denotes Sanitary Sewer
- Denotes Storm Sewer
- Denotes Existing 2 Ft. Contour
- Denotes Existing 10 Ft. Contour



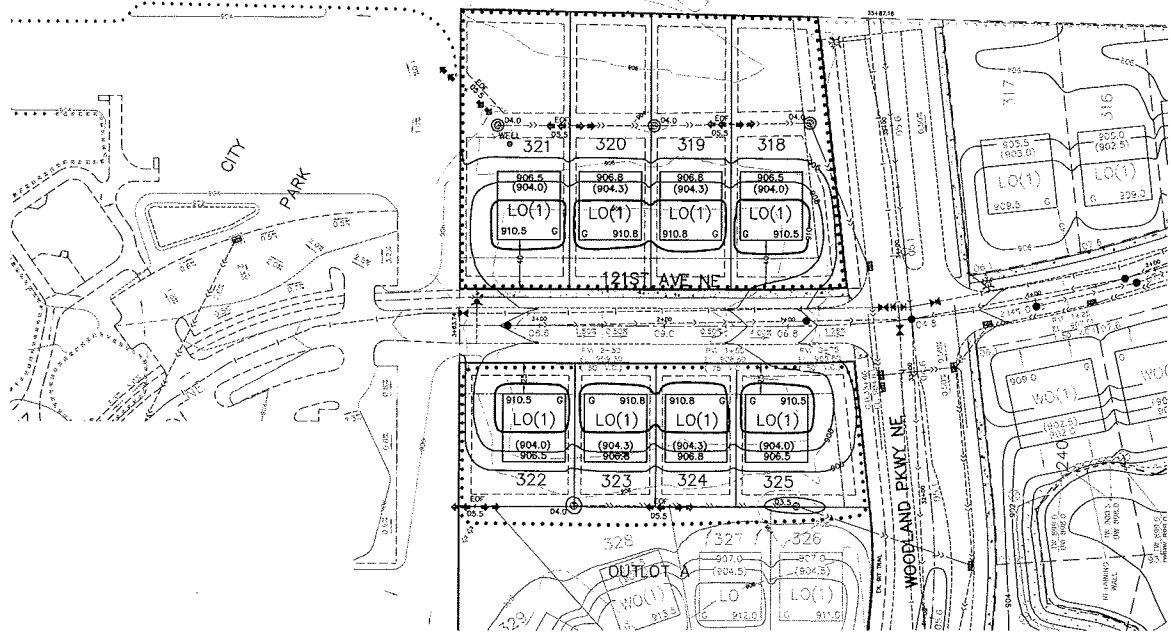
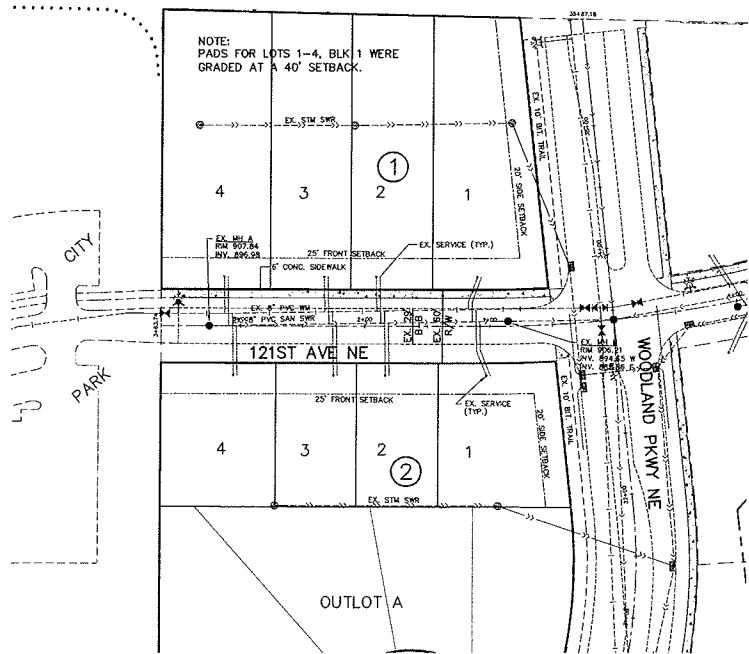
Bearings shown hereon are based on the West line of Outlot A, WOODLAND VILLAGE 8TH ADDITION which is assumed to bear N00°07'47"E.

CALL BEFORE YOU DIG

811

Know what's below.
Call before you dig.

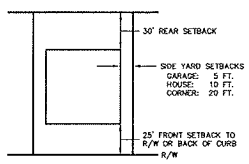
	• environmental • engineering • surveying	248 Apollo Drive, Suite 100 Ham Lake, MN 55014 Phone: (763) 489-7900 Fax: (763) 489-7939 www.carlsonmccain.com	I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota. Date: 03/16/15 License #: 40383	Drawn: CJ Designed: TJB Date: 03/16/15	Revision: 1.	WOODLAND DEVELOPMENT CORP. 13632 Van Buren Street NE Ham Lake, MN 55304	WOODLAND VILLAGE 10TH ADDITION Blaine, Minnesota	PRELIMINARY PLAT	2 of 4
--	---	--	--	--	-----------------	--	--	-------------------------	--------------



SITE PLAN LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
CURB	---	---
BITUMINOUS TRAIL	---	---
CONCRETE SIDEWALK	---	---
STORM SEWER	---	---
SANITARY SEWER	---	---
WATER MAIN	---	---

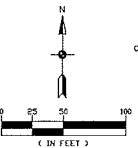
**SINGLE FAMILY
65' MIN. WIDE LOT**



TYPICAL SERVICES SHALL BE:
WATER: 1" O.D. TYPE G
SEWER: 4" PVC SCH-40
CURB STOP TO BE PLACED 10' BEHIND
BACK OF CURB OR 10' BEYOND R/W

GRADING PLAN LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
CURB	---	---
BITUMINOUS TRAIL	---	---
CONCRETE SIDEWALK	---	---
10' CONTOUR	---	---
2' CONTOUR	---	---
WETLAND LINE	---	---
STORM SEWER	---	---
TREE LINE	---	---
SPOT ELEVATION (CURB ELEVATIONS ARE TO OUTER LINE)	00.0	00.0
EMERGENCY OVERTURN	---	---
SILT FENCE	---	---
TREE FENCE	---	---
WETLAND BUFFER AREA	---	---



BENCHMARKS

- TOP MUI OF HYDRANT ON WEST SIDE OF WOODLAND PARKWAY, NE, APPROX 180' NORTH OF SOUTH LEG TO 19TH CR. NE, ELEVATION: 910.02 (NAVD 23)
- TOP MUI OF HYDRANT NE, QUADRANT OF WOODLAND PARKWAY NE, AND 121ST AVE, NE, ELEVATION: 909.17 (NAVD 23)

NOTE:
ALL STREET AND UTILITIES FOR 121ST
AVE, NE WERE CONSTRUCTED WITH
WOODLAND VILLAGE 5TH ADDITION.

Carlson McCain

environmental engineering surveying

348 Apollo Drive, Suite 100
Lino Lakes, MN 55014
Phone: (763) 489-7900
Fax: (763) 489-7929
www.carlsonmccain.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: Josh J. Krystofek, P.E.
Signature: [Signature]
Date: 01/16/13 License #: 35263

Drawn: JJD
Designed: BJK
Date: 01/16/13

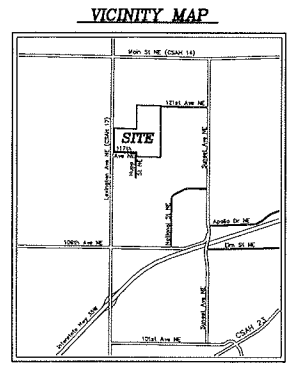
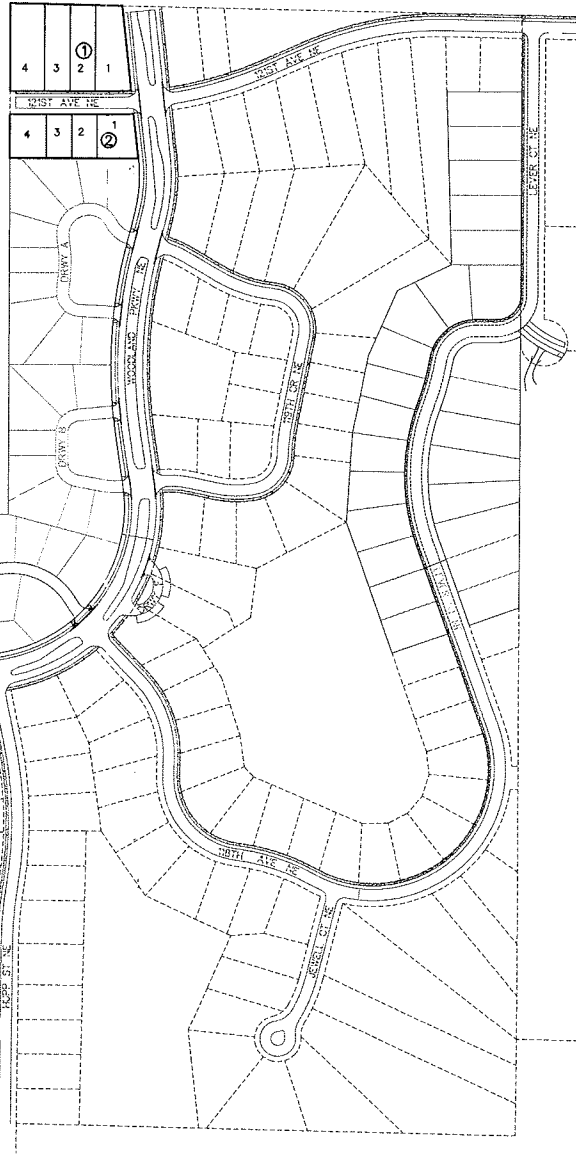
Revisions:
1.

WOODLAND DEVELOPMENT CORP.
13632 Van Buren Street NE
Ham Lake, MN 55304

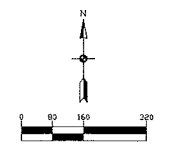
**WOODLAND VILLAGE
10TH ADDITION**
Blaine, Minnesota

**PRELIMINARY SITE, UTILITY,
GRADING & EROSION
CONTROL PLAN**

PRELIMINARY PLAT OF WOODLAND VILLAGE 10TH ADDITION BLAINE, MINNESOTA



- SHEET INDEX**
1. COVER
 2. PRELIMINARY PLAT
 3. PRELIMINARY SITE, UTILITY, GRADING & EROSION CONTROL PLAN
 4. DETAILS



BENCHMARKS

1. TOP NUT OF HYDRANT ON WEST SIDE OF WOODLAND PARKWAY NE, APPROX 150' NORTH OF SOUTH LEG TO 11TH CR. NE. ELEVATION: 910.02 (NAVD 29)
2. TOP NUT OF HYDRANT NE. QUADRANT OF WOODLAND PARKWAY N.E. AND 125TH AVE. NE. ELEVATION: 909.17 (NAVD 29)

CALL BEFORE YOU DIG

The subsurface utility information shown on this plan is utility quality level 3. This quality level was determined according to the guidelines of ASCE 38-03, entitled "Standards Guidelines for the Collection and Depiction of Existing Subsurface Utility Data."

Carlson McCain
 • environmental
 • engineering
 • surveying

248 Apollo Drive, Suite 100
 Uno Lakes, MN 55014
 Phone: (763) 489-7900
 Fax: (763) 489-7939
 www.carlsonmccain.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota

Print Name: Brian J. Krystofek, P.E.
 Signature: *Brian J. Krystofek*
 Date: 01/16/15, License #: 23093

Drawn: JED
 Designed: BJK
 Date: 01/16/15

Revisions:
 1.

WOODLAND DEVELOPMENT CORP.
 13632 Van Buren Street NE
 Ham Lake, MN 55304

**WOODLAND VILLAGE
 10TH ADDITION**
 Blaine, Minnesota

COVER

1 of 4

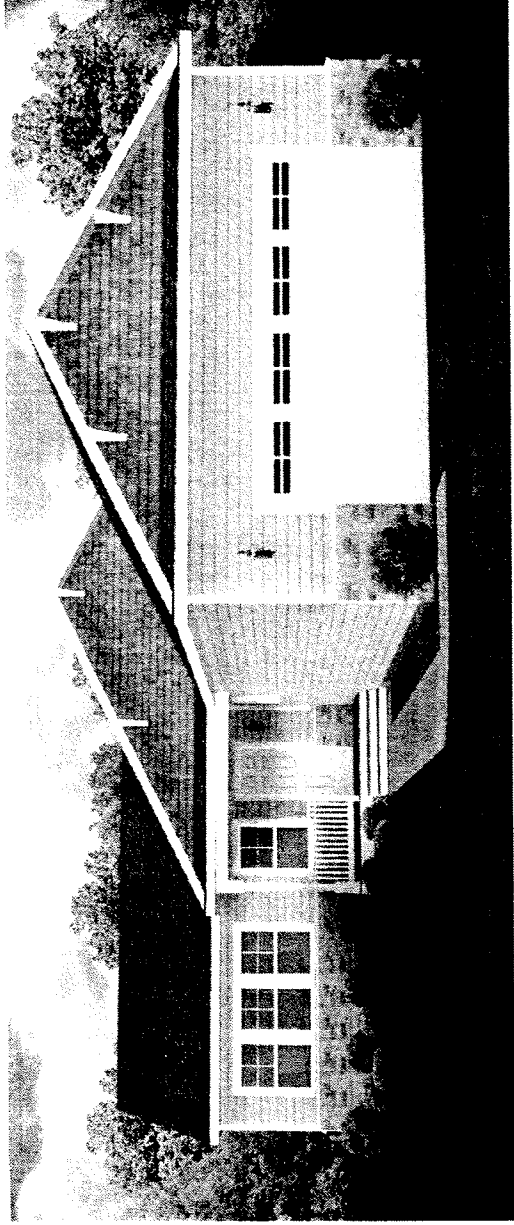
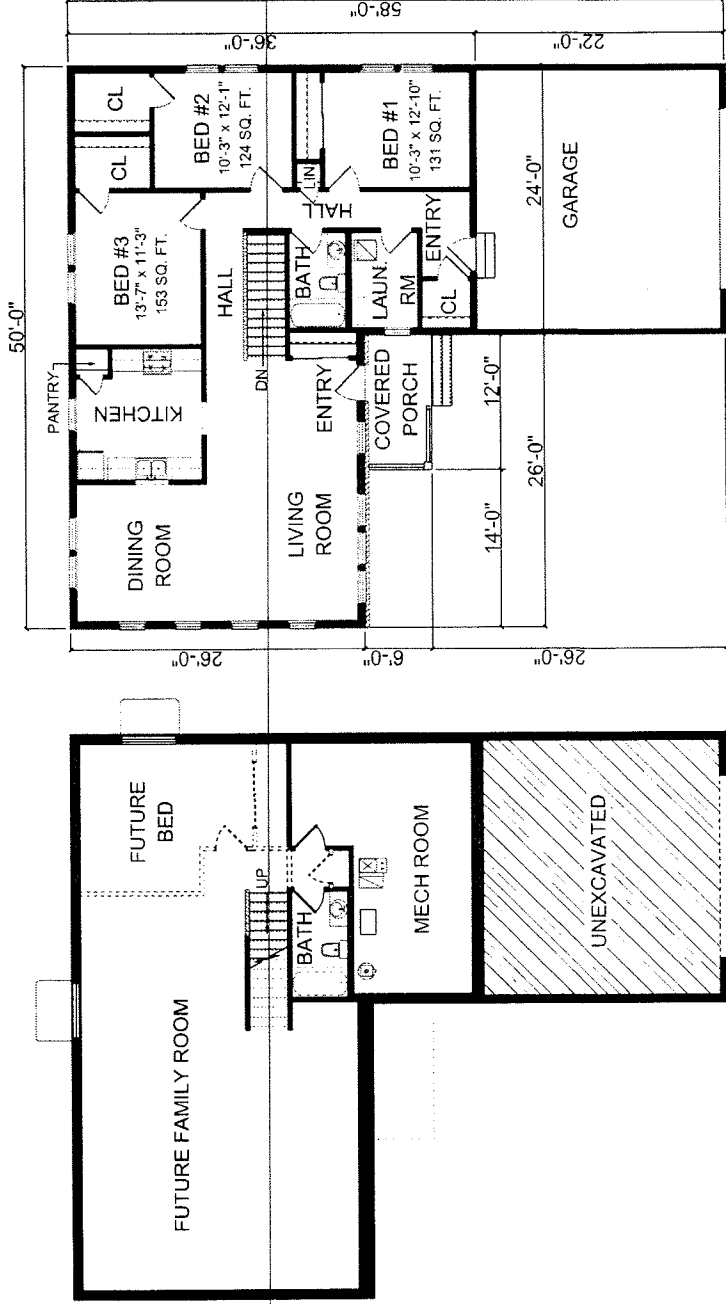


IMAGE MAY NOT REFLECT ACTUAL
CONSTRUCTED HOUSE



BASEMENT PLAN

MAIN FLOOR PLAN

1954 UNIVERSITY AVE. W.
ST. PAUL, MN 55104
OFFICE: 651-207-1700
FAX: 651-641-8641



SINGLE FAMILY HOME

MODEL: 26R3-1.5

BASEMENT UNFINISHED SQ. FT. = 1517
 BASEMENT FINISHED SQ. FT. = 23
 MAIN FLOOR FINISHED SQ. FT. = 1540
 TOTAL FINISHED SQ FT = 1563
 TOTAL SQ FT = 3080
 (INCLUDES UNFINISHED BASEMENT)

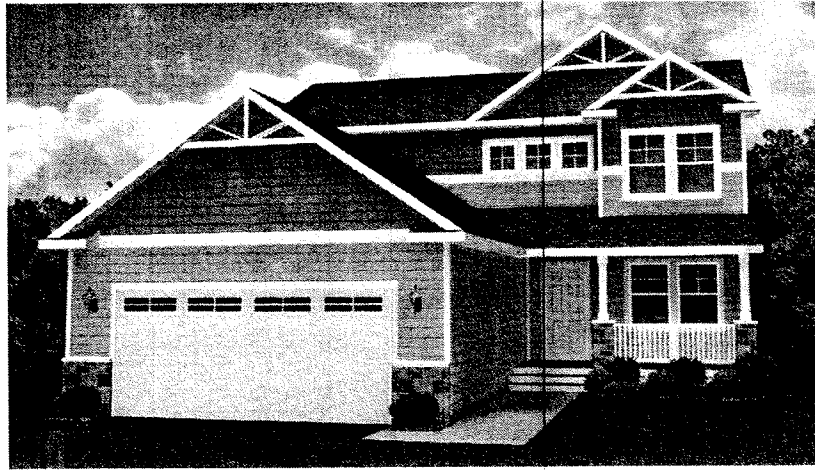
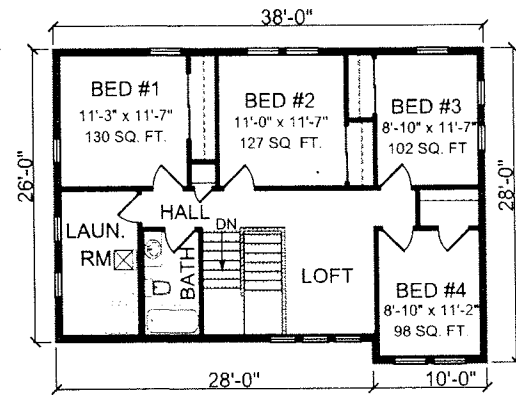
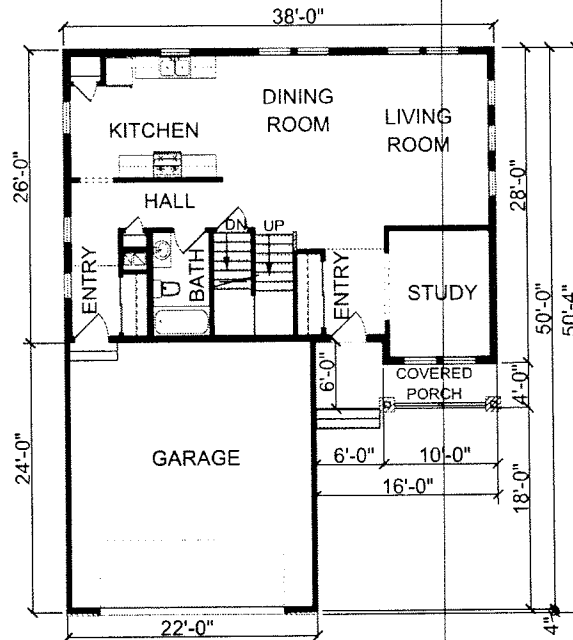
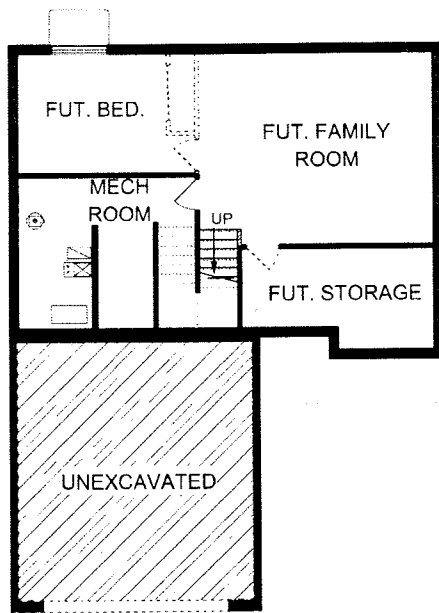


IMAGE MAY NOT REFLECT ACTUAL
CONSTRUCTED HOUSE



BASEMENT UNFINISHED SQ. FT. = 1008
FIRST FLOOR FINISHED SQ. FT. = 1008
SECOND FLOOR FINISHED SQ. FT. = 1008
TOTAL FINISHED SQ. FT. = 2016
TOTAL SQ. FT. = 3024
(INCLUDES UNFINISHED BASEMENT)

SINGLE FAMILY HOME

MODEL: 24TS4-2

1954 UNIVERSITY AVE. W.
ST. PAUL, MN 55104

OFFICE: 651-207-1700
FAX: 651-641-8641

